



# City of Pflugerville

## Minutes - Final Planning and Zoning Commission

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Monday, October 4, 2010

7:00 PM

100 E Main St., Suite 500

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### 1 Call to Order

The meeting was called to order by Mr. Norder at 7:00 p.m.

**Staff members present:** Trey Fletcher, Interim Planning Director/Managing Director of Operations; Hazel Sherrod, Planning Administrative Technician; Jeremy Frazzell, Senior Planner; and Amy Atkins, Interim Parks and Recreation Director.

**Present** 6 - Chairman Najji Norder, Member Rodney Blackburn, Member Lisa Ely, Vice Chairman Thomas Anker, Member Kirk Lowe, and Member Kathy Taylor

**Absent** 1 - Member Sam Storms

### 2 Citizens Communication

None.

### 3 Consent Agenda

- A** [2010-0201](#) Approve the minutes for the September 13, 2010, Planning and Zoning Commission meeting.
- B** [2010-0214](#) Consider a Preliminary Plan for Falcon Pointe #2A; a 17.85-acre tract of land out of the John Beckham Survey No. 16, Abstract No. 55, in Pflugerville, Texas.
- C** [2010-0215](#) Approval of a Revised Preliminary Plan for Phase VI of the Villages of Hidden Lake subdivision; a 5.51-acre tract of land out of the George Martin Survey No. 9, Abstract No. 529, in Pflugerville, Texas. (PP1008-01)

#### Approval of the Consent Agenda

**A motion was made by Mr. Anker to Approve the Consent Agenda (Items 3A, B and C). Mr. Blackburn seconded that motion. All in favor. The motion carried by the following vote**

**Aye:** 6 - Chairman Najji Norder, Member Rodney Blackburn, Member Lisa Ely, Vice Chairman Thomas Anker, Member Kirk Lowe, and Member Kathy Taylor

**3**      **These items have been moved to the regular agenda, reason being that Mr. Anker has a conflict of interest and will abstain from voting.**

**D**      [2010-0216](#)      Consider a Revised Preliminary Plan for Highland Park Phase B; an 84.74-acre tract of land out of the Thomas G. Stuart Survey No. 6, Abstract No. 689, in Travis County, Texas., in Pflugerville, Texas.

**This matter was pulled and moved to the regular agenda.**

**Item was discussed on the regular agenda, then voted on. Mr. Anker abstained from voting. A Conflict of Interest form was filled by Mr. Anker.**

**Mr. Blackburn made a motion to approve items 3D and 3E. Mr. Lowe seconded that motion. The motion carried by the following vote:**

**Aye:** 5 - Chairman Naji Norder, Member Rodney Blackburn, Member Lisa Ely, Member Kirk Lowe, and Member Kathy Taylor

**Abstain:** 1 - Vice Chairman Thomas Anker

**E**      [2010-0217](#)      Consider a Final Plat with Subdivision Variance for Highland Park Phase B-3; a 2.99-acre tract of land out of the Thomas G. Stuart Survey No. 6, Abstract No. 689, in Pflugerville, Texas.

**This item was tabled and move to the regular agenda.**

**Item was discussed on the regular agenda, then voted on. Mr. Anker abstained from voting. A Conflict of Interest form was filled by Mr. Anker.**

**Mr. Blackburn made a motion to approve items 3D and 3E. Mr. Lowe seconded that motion. The motion carried by the following vote:**

**Aye:** 5 - Chairman Naji Norder, Member Rodney Blackburn, Member Lisa Ely, Member Kirk Lowe, and Member Kathy Taylor

**Abstain:** 1 - Vice Chairman Thomas Anker

**4**      **Public Hearing**

**A**      [2010-0218](#)      Hold a public hearing and consider a Replat for a portion of Highland Park Phase D, Section 1 to create 12 single-family residential lots which are currently 6 duplex lots on a total of approximately 2.51 acres; to be known as the Replat of Lots 1-3, Block "P" and Lots 1-3, Block "Q" Highland Park Phase D, Section 1.

**Jeremy Frazzell presented this item. Staff recommends approval.**

**Jim Huffcut with Pape-Dawson Engineers, spoke on behalf of the applicant.**

**No one signed up to speak on this public hearing item.**

**Mr. Norder made a motion to close the public hearing. Mr. Lowe seconded that motion. Public hearing closed.**

**Mr. Blackburn made a motion to approve this item. Ms. Taylor seconded that motion. The motion carried by the following vote:**

**Aye:** 6 - Chairman Naji Norder, Member Rodney Blackburn, Member Lisa Ely, Vice Chairman Thomas Anker, Member Kirk Lowe, and Member Kathy Taylor

**B**      [ORD-0023](#)      Hold a public hearing and consider a text amendment to Chapter 157: Unified Development Code; Amending Subchapter 4 Establishments of Districts and Boundaries, Residential Zoning Districts to add requirements addressing setbacks for storage sheds under and over 200 sq ft. (CA1009-01)

**Mr. Frazzell presented this item and answered questions from the Commissioners.**

**No one signed up to speak on the public hearing item.**

**Mr. Norder made a motion to close the public hearing. Mr. Anker seconded that motion. Public hearing closed**

**Mr. Anker made a motoin to approve this item as written. Mr. Blackburn seconded that motion. The motion carried by the following vote:**

**Aye:** 6 - Chairman Naji Norder, Member Rodney Blackburn, Member Lisa Ely, Vice Chairman Thomas Anker, Member Kirk Lowe, and Member Kathy Taylor

- C      [ORD-0021](#)      Hold a public hearing and consider a text amendment to Chapter 157: Unified Development Code; Amending Subchapter 4 Establishments of Districts and Boundaries; Residential Zoning Districts and Office, Retail and Commercial Zoning Districts to add requirements addressing athletic fields with and without lighting; and amending Subchapter 13 Lighting Standards.

Trey Fletcher, Interim Planning Director, introduced this item.

A letter from Mr. Pat McCord of the Pflugerville Parks and Recreation Commission was passed out to the members, by Planning Administrative Technician, Hazel Sherrod. Mr. McCord was not able to attend the meeting.

Staff recommended approval.

Mr. Norder made a motion to close the public hearing. Mr. Blackburn seconded that motion. Public hearing closed.

The Commissioners had discussion on this item.

A motion was made by Mr. Blackburn to table Item 4C until November 1, 2010 meeting. Mr. Norder seconded that motion. The motion carried by the following vote:

**Aye:** 6 - Member Rodney Blackburn, Chairman Naji Norder, Member Lisa Ely, Vice Chairman Thomas Anker, Member Kirk Lowe, and Member Kathy Taylor

## 5      **Future Agenda Items**

- [ORD-0021](#)      Hold a public hearing and consider a text amendment to Chapter 157: Unified Development Code; Amending Subchapter 4 Establishments of Districts and Boundaries; Residential Zoning Districts and Office, Retail and Commercial Zoning Districts to add requirements addressing athletic fields with and without lighting; and amending Subchapter 13 Lighting Standards.

## 6      **Council Action Update**

- A      **2010-0213**      Comprehensive Plan Update

Trey Fletcher announced that the City Council approved the Pflugerville Comprehensive Plan.

**7 Adjourn**

**Mr. Blackburn made a motion to adjourn the meeting. Mr. Anker seconded.  
Meeting adjourned at 8:29 p.m.**

**Naji Norder, Chairman  
Planning and Zoning Commission**

**Respectfully, submitted by \_\_\_\_\_ on the \_\_\_\_ day of  
\_\_\_\_\_, 2010.**